



NORTHOLT ROAD, SOUTH HARROW, HA2 0LX **£350,000**



A purpose built, three bedroom split level flat offering a generous floor area of 780 Sq. ft. The property is conveniently situated close to South Harrow station. 'Chain free' sale.

The accommodation comprises:

Communal staircase access to the second floor, front door to entrance hallway, leading through to a large kitchen / diner, which is extensively fitted with a range of white contemporary units, with contrasting counter tops. The kitchen has plenty of space to accommodate a dining table. Further off the hallway to the rear is the bright spacious living room.

To the first floor, the landing leads through to two large double bedrooms, a good size single third bedroom and a modern bathroom suite, neatly finished with tiled walls and flooring.

The first floor also has plenty of built in cupboards providing ample storage space

Outside, there are lawned communal gardens to the rear. The property also enjoys the benefit of an integral garage.

The property is offered for sale 'Chain free'.

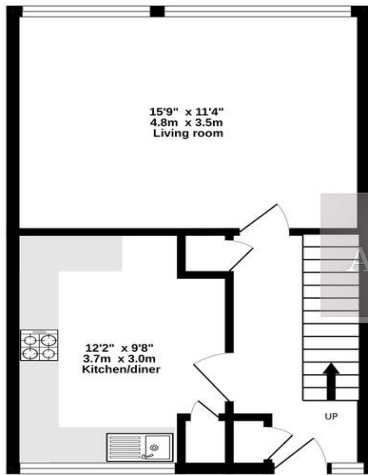
Tenure: leasehold 86 years unexpired

Ground rent: £10 per annum

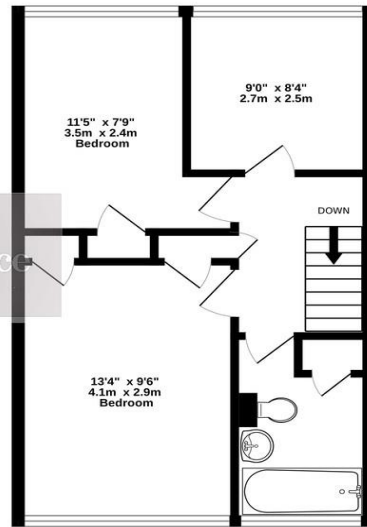
Service charge: Awaiting confirmation



GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



Andrew Pearce

TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

